



### 3 bed terraced house to rent in

Britannia Terrace, Houghton Le Spring,  
Tyne and Wear, DH4 6LJ

# £650 pcm

 x3  x1  x1

On Street parking

Unfurnished

### Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*THREE BEDROOMS\*\*MODERN KITCHEN/DINING ROOM\*\*PRIVATE REAR YARD\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to bring to the rental market this spacious three bed family home, situated on Britannia Terrace ,which is in the popular location of Houghton Le Spring. Perfectly located close to local shops and other amenities, popular local schools great public transport and major road links via the A1. Ideally located within a short drive to Elba Park, Rainton Meadows Nature Reserve , Durham & Sunderland City Centre's

This well presented home is spacious throughout and briefly comprises:-entrance/porch, spacious lounge and an open plan kitchen/dining room. To the first floor lies three well proportioned bedrooms and a three piece family bathroom, externally to the rear there is a private yard.

Early viewing comes highly recommended to appreciate the size and standard of this property, please call our Houghton branch to arrange a viewing.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £675.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Entrance/Porch

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### Lounge

4.62m x 4.94m (15'1" x 16'2")

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### Kitchen/Dining Room

3.34m x 4.43m (10'11" x 14'6")

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### Bedroom One

3.37m x 2.70m (11'0" x 8'10")

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### Bedroom Two

2.94m x 2.74m (9'7" x 8'11")

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### Bedroom Three

3.88m x 3.26m (12'8" x 10'8")

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### Bathroom


2.36m x 1.59m (7'8" x 5'2")

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### External

Externally to the rear there is a generously sized yard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Britannia Terrace, Houghton Le Spring, Tyne and Wear, DH4 6LJ

Contact your local branch today for more information on this property:

**14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk**

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Client Money Protection

